



MULTIFAMILY PROPERTY FOR SALE

24802 & 24806 Walnut Street

24802 & 24806 WALNUT STREET, SANTA CLARITA, CA 91321

Marcus & Millichap
LAAA TEAM

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Activity ID #ZAH0120037

**24802 & 24806
WALNUT STREET**

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WALNUT STREET**

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SEC. 1 24802 & 24806 WALNUT STREET

Executive Summary

- Offering Summary
- Investment Overview
- Property Photos

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OFFERING SUMMARY

24802 & 24806 Walnut Street



Listing Price
\$1,725,000



Cap Rate
5.31%



of Units
7

FINANCIAL

Listing Price	\$1,725,000
Down Payment	45% / \$776,250
NOI	\$91,572
Cap Rate	5.31%
Total Return	4.20%
Price/SF	\$295.28
Rent/SF (Monthly)	\$2.18
Rent/SF (Annually)	\$26.16
Price/Unit	\$246,429

OPERATIONAL

Gross SF	5,842 SF
Rentable SF	5,842 SF
# of Units	7
Lot Size	0.26 Acres (11,325 SF)
Occupancy	97%
Year Built	1978



24802 & 24806 WALNUT STREET

24802 & 24806 Walnut St, Santa Clarita, CA 91321

INVESTMENT OVERVIEW

On the market for the first time in nearly 40 years, this 7-unit residential community on Walnut Street represents a rare opportunity to acquire a well-established property in one of Northern Los Angeles County's fastest-growing and most well-planned communities. The property was built and owned by the same family since its development in 1978, and is now being offered by the original owner's children. Long-term family stewardship of this kind is increasingly rare in today's multifamily market, and the result is exactly what an experienced investor would hope to find: an asset with a stable operational history, an established tenant base, and rents that have drifted meaningfully below what the market will bear.

The property sits on a 0.26-acre site totaling 5,842 rentable square feet and features a well-diversified unit mix — including one-bedroom and two-bedroom floor plans as well as a studio — that serves the broad spectrum of the Santa Clarita Valley renter market. In-place rents trail current market rates by a meaningful margin, and the path to stabilized performance is driven entirely by organic rent normalization as tenancy turns over naturally under new ownership.

Located approximately 30 miles north of downtown Los Angeles along the I-5 and SR-14 corridors — with convenient access to employment centers in Los Angeles, the San Fernando Valley, and surrounding counties — Santa Clarita is known for its family-friendly neighborhoods, expansive open spaces, and strong local economy. The city offers a suburban lifestyle with modern amenities while maintaining close ties to the greater Los Angeles area, and is home to a wide range of parks, trails, and recreational facilities, including the extensive Santa Clarita Trail System. Seasonal festivals, farmers markets, and strong civic engagement give the city a welcoming, community-oriented character that continues to attract long-term residents and new arrivals alike. Walnut Street sits within this established residential core — a corridor that has supported stable occupancy at this property for nearly half a century.

INVESTMENT HIGHLIGHTS

- First time on market in nearly 50 years- being sold by the original developers' children
 - Seven units on Two APNs – residential financing may apply
- Five two-car garages on site make for a great opportunity for potential ADU conversions
 - Gated parking and entrances
- Corner lot with great unit mix and large floorplans
 - No local rent control- subject to AB 1482









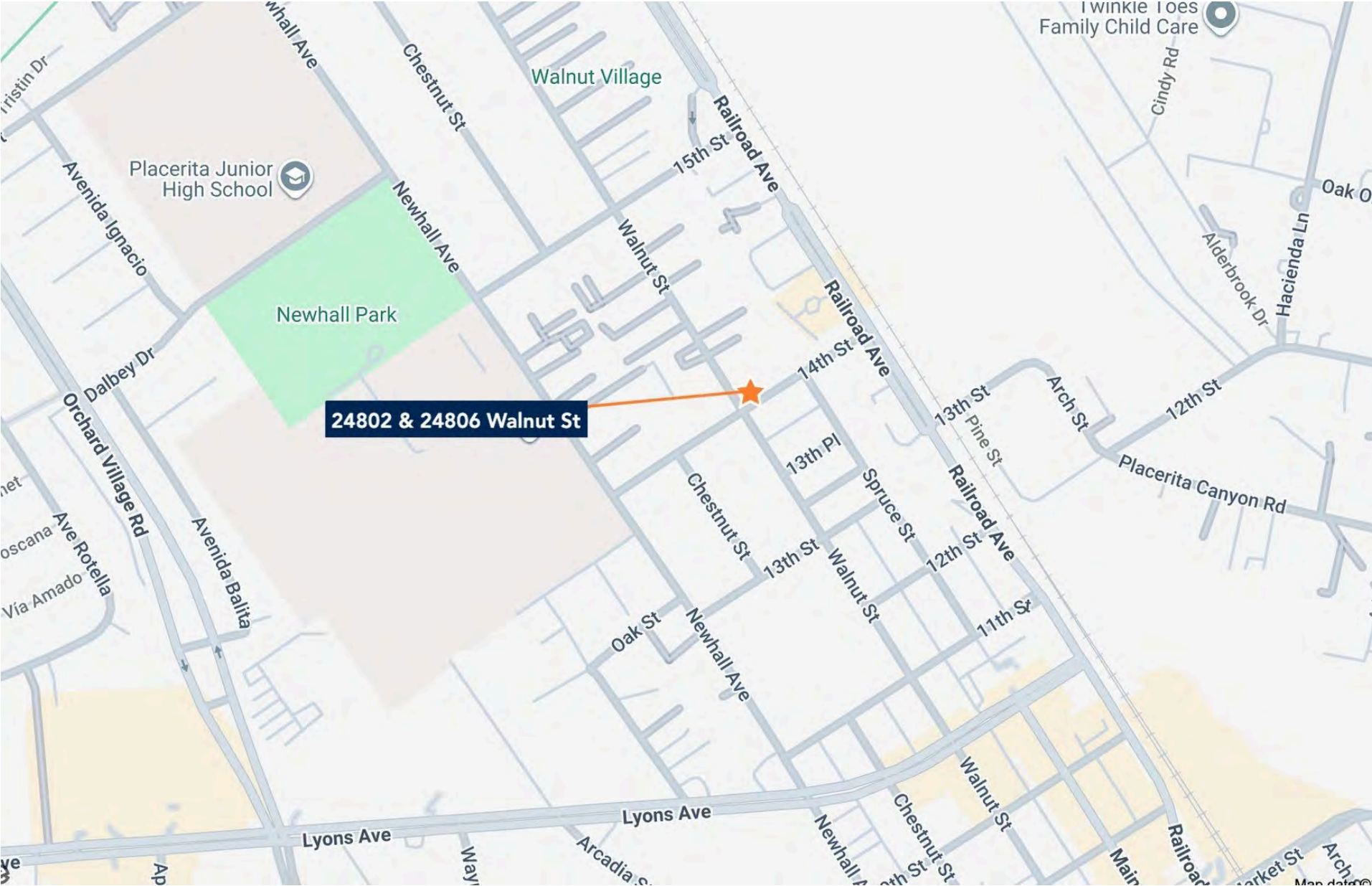
SEC. 2 24802 & 24806 WALNUT STREET

Property Information

- Local Map
- Regional Map
- Retailer Map

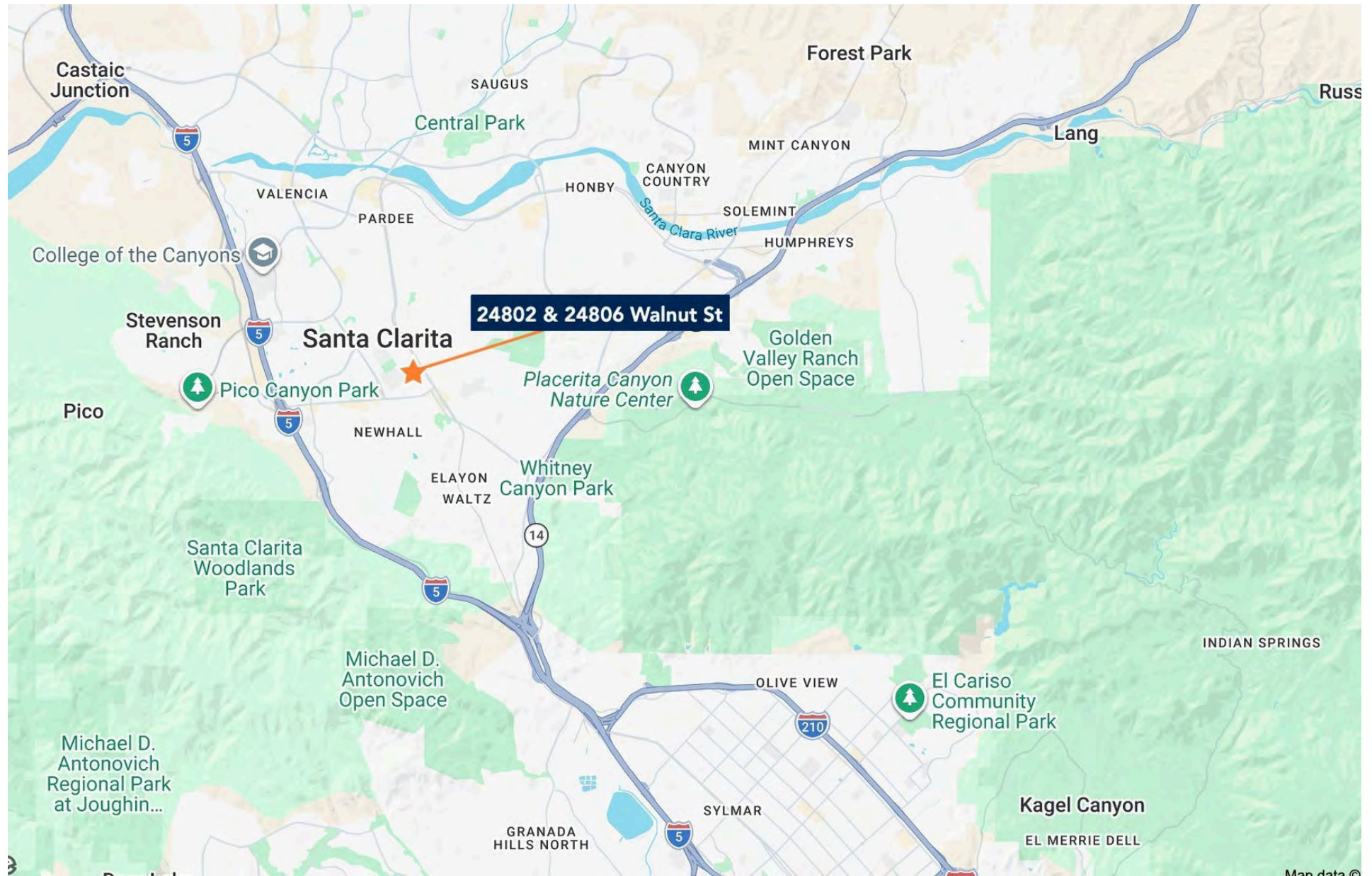
LOCAL MAP

24802 & 24806 Walnut Street



REGIONAL MAP

24802 & 24806 Walnut Street



RETAILER MAP

24802 & 24806 Walnut Street



SEC. 3 24802 & 24806 WALNUT STREET

Financial Analysis

- Financial Details

FINANCIAL DETAILS

24802 & 24806 Walnut Street

As of July,2026

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
A	2 Bedroom / 2 Bath	1,000	\$2,214	\$2.21	\$2,400	\$2.40
B	Studio (Vacant)	400	\$1,650	\$4.13	\$1,650	\$4.13
C	1 Bedroom / 1 Bath	650	\$1,850	\$2.85	\$2,000	\$3.08
1	1 Bedroom / 1 Bath	900	\$1,469	\$1.63	\$2,100	\$2.33
2	1 Bedroom / 1 Bath	900	\$1,469	\$1.63	\$2,100	\$2.33
3	1 Bedroom / 1 Bath	900	\$1,998	\$2.22	\$2,100	\$2.33
4	1 Bedroom / 1 Bath (Vacant)	900	\$2,100	\$2.33	\$2,100	\$2.33
Total		Square Feet: 5,842	\$12,750	\$2.18	\$14,450	\$2.47

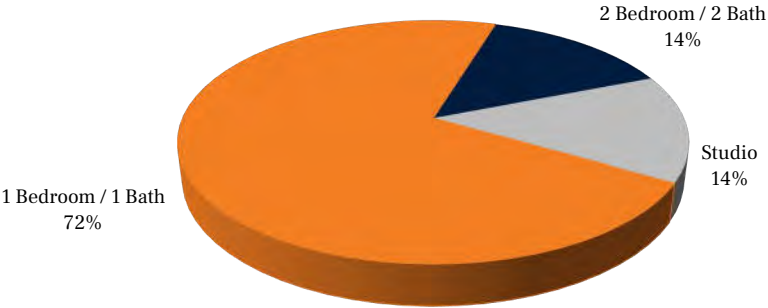
FINANCIAL DETAILS

24802 & 24806 Walnut Street

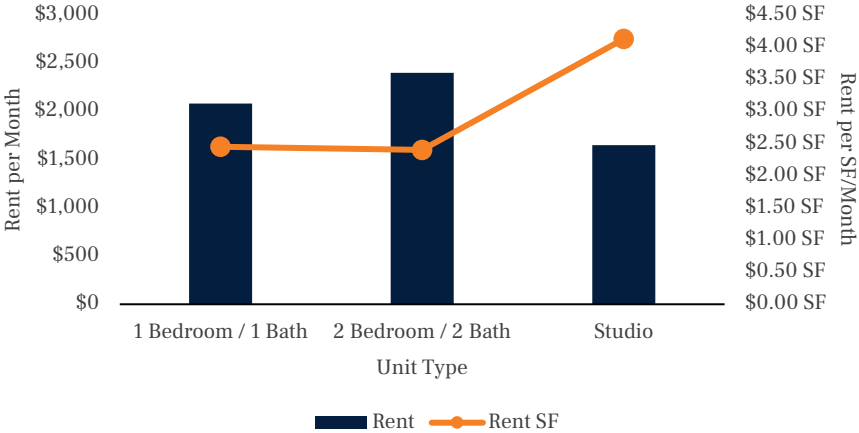
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bedroom / 1 Bath	4	838	\$1,469 - \$1,998	\$1,697	\$2.03	\$6,786	\$2,075	\$2.48	\$8,300
1 Bedroom / 1 Bath (Vacant)	1	900	\$2,100 - \$2,100	\$2,100	\$2.33	\$2,100	\$2,100	\$2.33	\$2,100
2 Bedroom / 2 Bath	1	1,000	\$2,214 - \$2,214	\$2,214	\$2.21	\$2,214	\$2,400	\$2.40	\$2,400
Studio (Vacant)	1	400	\$1,650 - \$1,650	\$1,650	\$4.13	\$1,650	\$1,650	\$4.13	\$1,650
TOTALS/WEIGHTED AVERAGES	7	835		\$1,821	\$2.18	\$12,750	\$2,064	\$2.47	\$14,450

GROSS ANNUALIZED RENTS	\$153,000	\$173,400
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Unit Distribution



Unit Rent



FINANCIAL DETAILS

24802 & 24806 Walnut Street

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	153,000		173,400		24,771	29.68
Physical Vacancy	(4,590)	3.0%	(5,202)	3.0%	(743)	(0.89)
TOTAL VACANCY	(\$4,590)	3.0%	(\$5,202)	3.0%	(\$743)	(\$1)
Effective Rental Income	148,410		168,198		24,028	28.79
Other Income						
Laundry/Parking Income	1,469		1,469		210	0.25
TOTAL OTHER INCOME	\$1,469		\$1,469		\$210	\$0.25
EFFECTIVE GROSS INCOME	\$149,879		\$169,667		\$24,238	\$29.04
EXPENSES	Current		Pro Forma		PER UNIT	PER SF
Real Estate Taxes	24,150		24,150		3,450	4.13
Insurance	9,000		9,000		1,286	1.54
Utilities	6,813		6,813		973	1.17
Repairs & Maintenance	4,900		4,900		700	0.84
Contract Services	2,800		2,800		400	0.48
General & Administrative	1,750		1,750		250	0.30
Operating Reserves	1,400		1,400		200	0.24
Management Fee	7,494	5.0%	8,483	5.0%	1,212	1.45
TOTAL EXPENSES	\$58,307		\$59,296		\$8,471	\$10.15
EXPENSES AS % OF EGI	38.9%		34.9%			
NET OPERATING INCOME	\$91,572		\$110,371		\$15,767	\$18.89

FINANCIAL DETAILS

24802 & 24806 Walnut Street

SUMMARY		
Price	\$1,725,000	
Down Payment	\$776,250	45%
Number of Units	7	
Price Per Unit	\$246,429	
Price Per SqFt	\$295.28	
Gross SqFt	5,842	
Lot Size	0.26 Acres	
Approx. Year Built	1978	

RETURNS	Current	Pro Forma
CAP Rate	5.31%	6.40%
GRM	11.27	9.95
Cash-on-Cash	2.77%	5.19%
Debt Coverage Ratio	1.31	1.57

FINANCING	Loan
Loan Amount	\$948,750
Loan Type	New
Interest Rate	6.25%
Amortization	30 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
5	1 Bedroom / 1 Bath	850	\$1,777	\$2,080
1	2 Bedroom / 2 Bath	1,000	\$2,214	\$2,400
1	Studio	400	\$1,650	\$1,650

OPERATING DATA

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$153,000		\$173,400
Less: Vacancy/Deductions	3.0%	\$4,590		\$5,202
Total Effective Rental Income		\$148,410		\$168,198
Other Income		\$1,469		\$1,469
Effective Gross Income		\$149,879		\$169,667
Less: Expenses	38.9%	\$58,307		\$59,296
Net Operating Income		\$91,572		\$110,371
Cash Flow		\$91,572		\$110,371
Debt Service		\$70,099		\$70,099
Net Cash Flow After Debt Service	2.77%	\$21,473		\$40,271
Principal Reduction		\$11,117		\$11,833
TOTAL RETURN	4.20%	\$32,590		\$52,104

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$24,150	\$24,150
Insurance	\$9,000	\$9,000
Utilities	\$6,813	\$6,813
Repairs & Maintenance	\$4,900	\$4,900
Contract Services	\$2,800	\$2,800
General & Administrative	\$1,750	\$1,750
Operating Reserves	\$1,400	\$1,400
Management Fee	\$7,494	\$8,483
TOTAL EXPENSES	\$58,307	\$59,296
Expenses/Unit	\$8,330	\$8,471
Expenses/SF	\$9.98	\$10.15

SEC. 4 24802 & 24806 WALNUT STREET

Sales Comparables

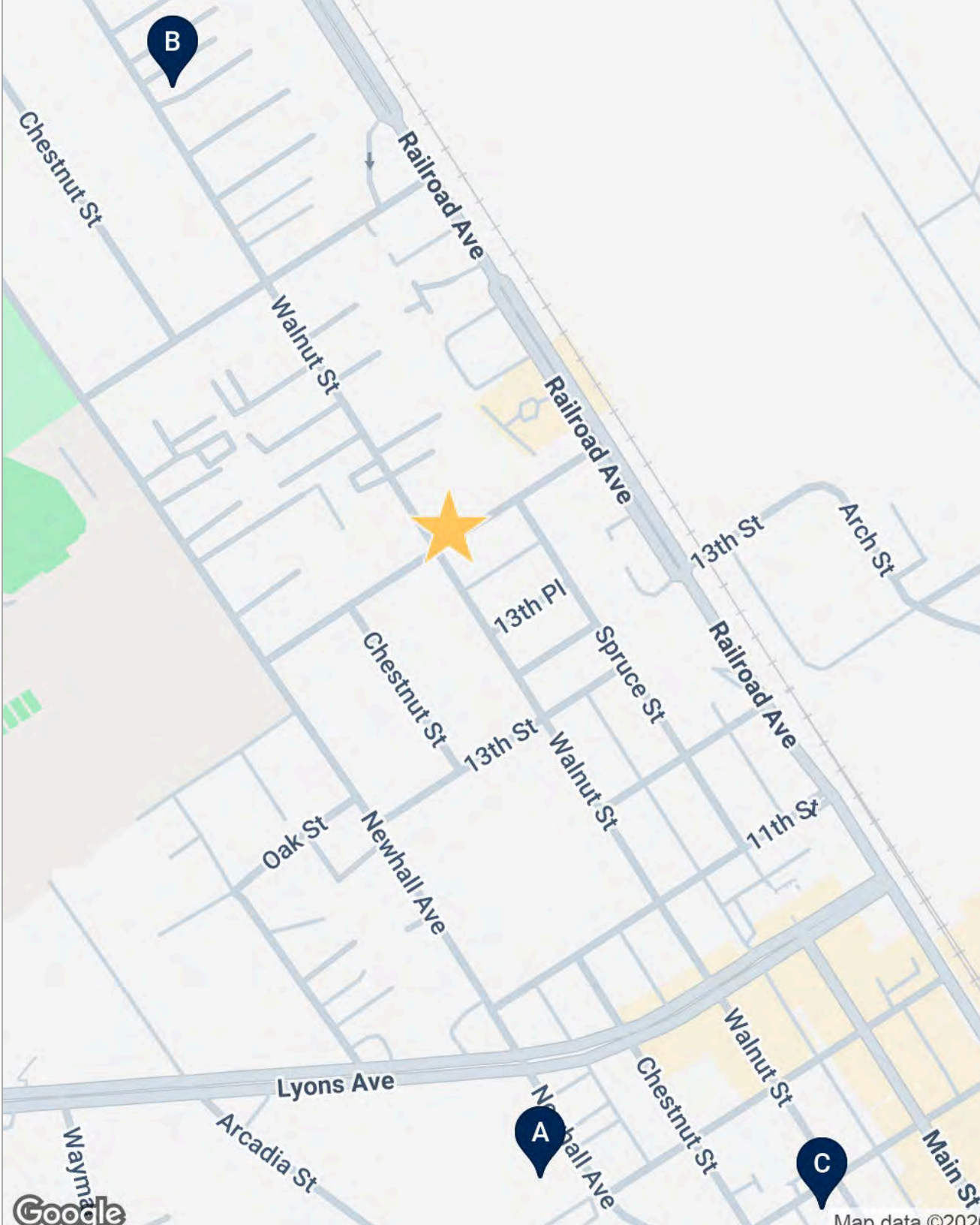
- Sales Comps Map
- Sales Comps Summary
- Cap Rate Chart
- GRM Chart
- Price per SF Chart
- Price per Unit Chart
- Sales Comps

SALES COMPS MAP

24802 & 24806 Walnut Street

SALES COMPS MAP

- ★ 24802 & 24806 Walnut Street
- A Casa Seville Apartments
- B The Elms Apartments
- C 22710 8th Street



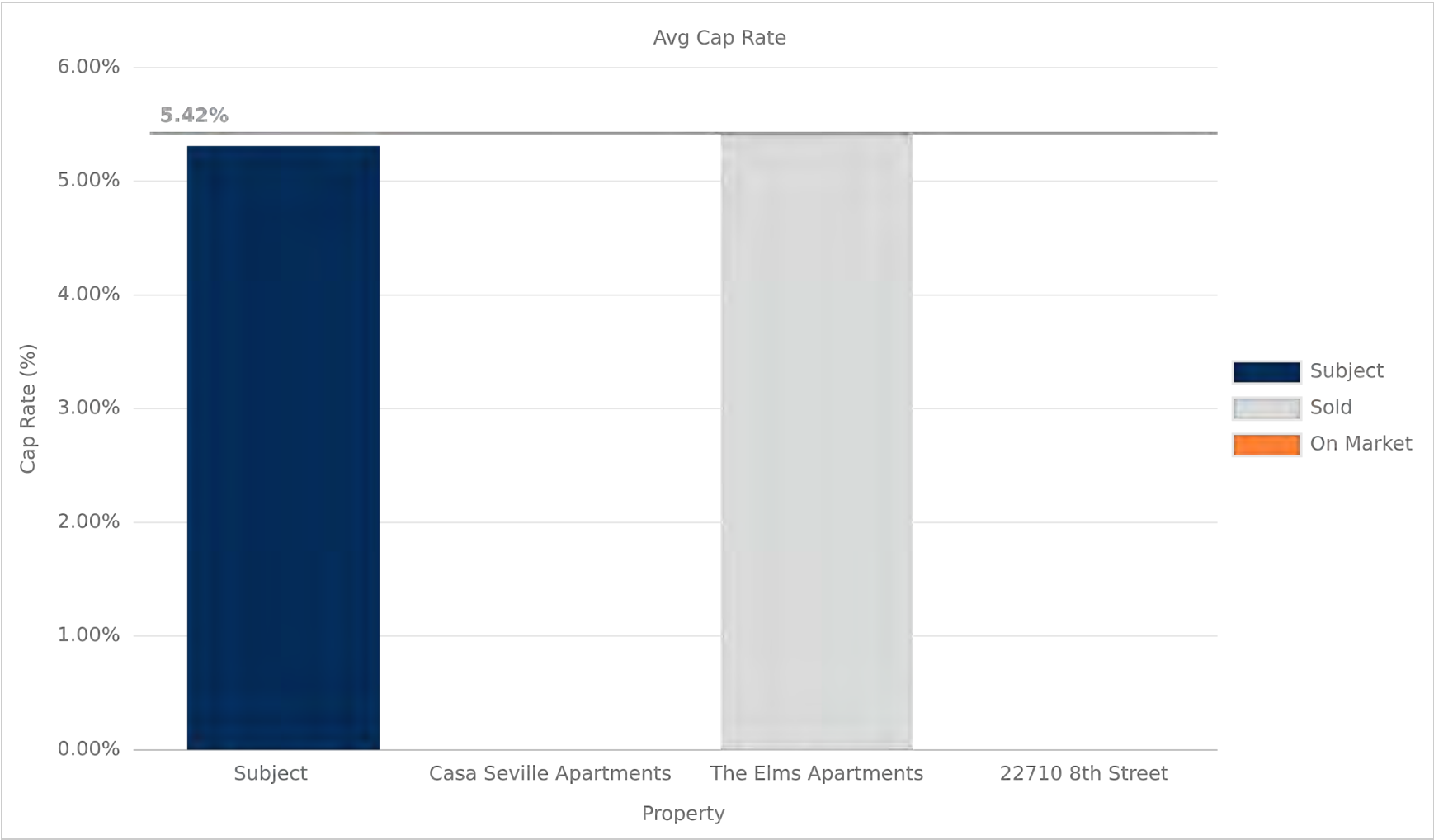
SALES COMPS SUMMARY

24802 & 24806 Walnut Street

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
★	24802 & 24806 Walnut Street 24802 Walnut St Santa Clarita, CA 91321	\$1,725,000	5,842 SF	\$295.28	0.26 AC	\$246,429	5.31%	7	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LAND AREA SF	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
A	Casa Seville Apartments 24411 Newhall Ave Newhall, CA 91321	\$9,100,000	28,886 SF	\$315.03	42,802 SF	\$303,333	-	30	05/13/2026
B	The Elms Apartments 24966 Walnut St Newhall, CA 91321	\$1,825,000	6,458 SF	\$282.60	14,810 SF	\$202,778	5.42%	9	09/25/2025
C	22710 8th Street 22710 8th St Santa Clarita, CA 91321	\$6,400,000	20,012 SF	\$319.80	27,578 SF	\$290,909	-	22	05/14/2025
	AVERAGES	\$5,775,000	18,452 SF	\$305.81	28,397 SF	\$265,673	5.42%	20	-

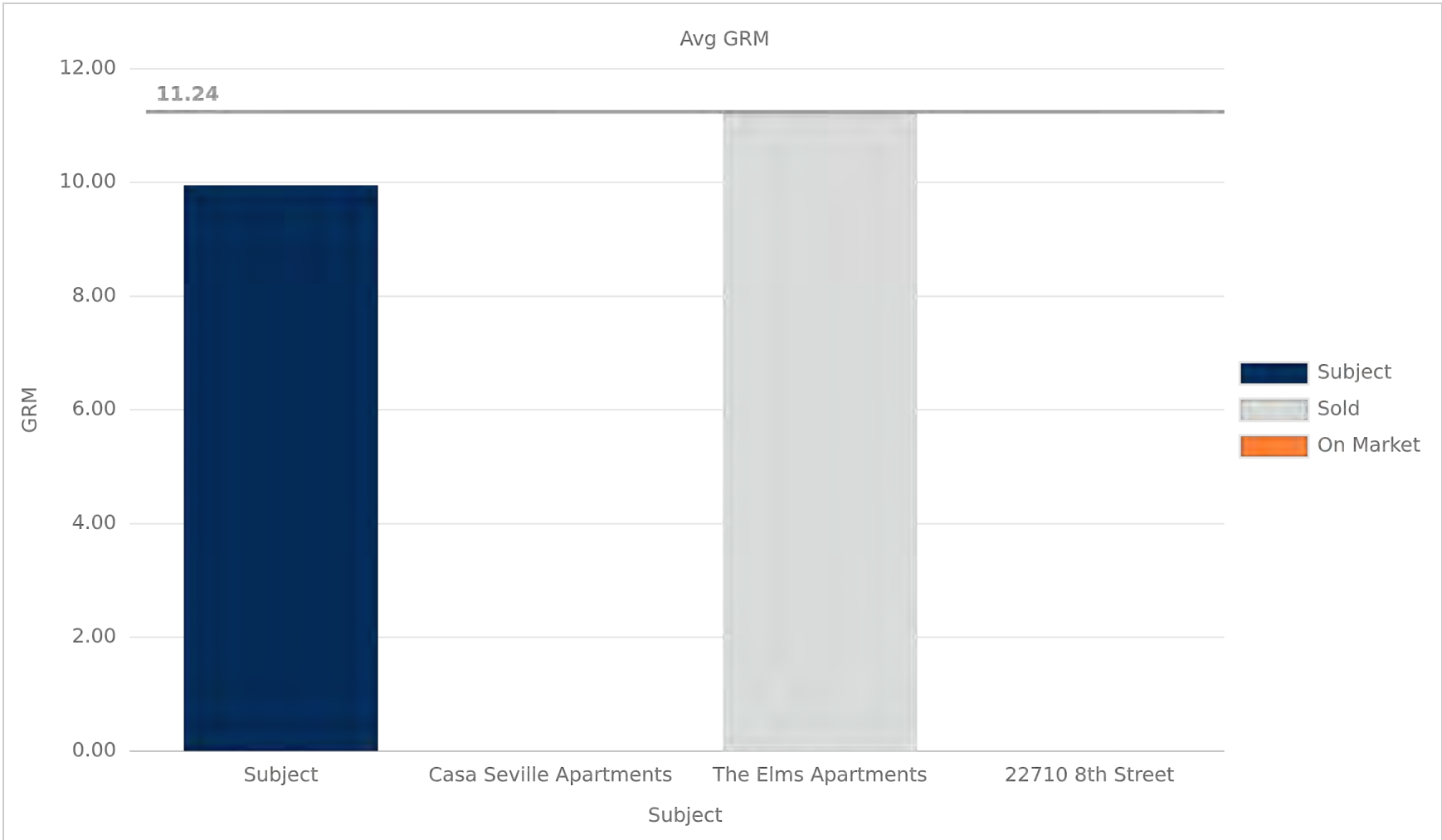
CAP RATE CHART

24802 & 24806 Walnut Street



GRM CHART

24802 & 24806 Walnut Street



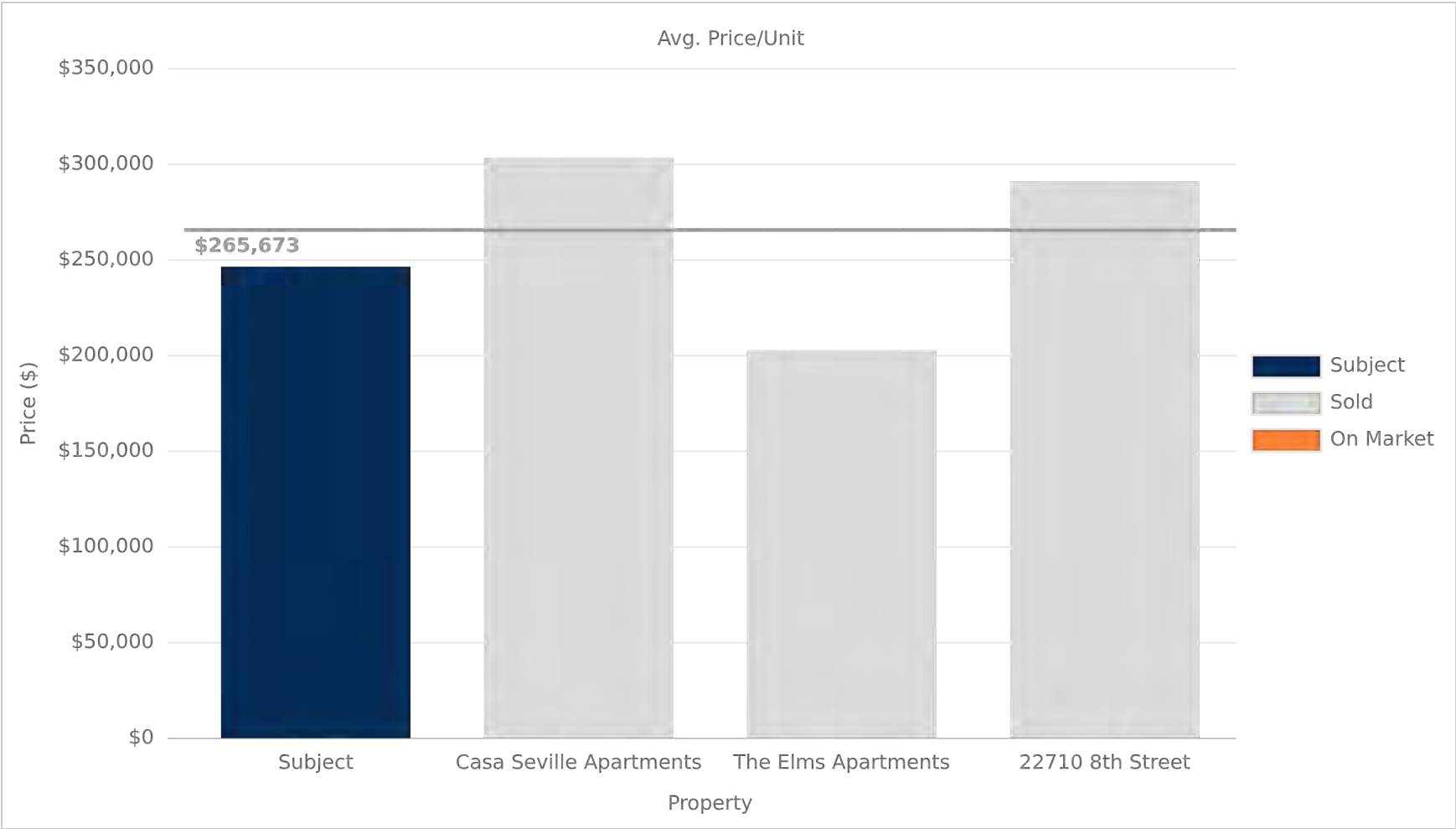
PRICE PER SF CHART

24802 & 24806 Walnut Street



PRICE PER UNIT CHART

24802 & 24806 Walnut Street



SALES COMPS

24802 & 24806 Walnut Street



★ 24802 & 24806 Walnut Street 24802 Walnut St, Santa Clarita, CA 91321

Listing Price:	\$1,725,000	Price/SF:	\$295.28
Property Type:	Multifamily	GRM:	9.95
NOI:	\$91,572	Cap Rate:	5.31%
Occupancy:	97%	Year Built:	1978
COE:	On Market	Number Of Units:	7
Lot Size:	0.26 Acres	Price/Unit:	\$246,429
Total SF:	5,842 SF		



📍 Casa Seville Apartments 24411 Newhall Ave, Newhall, CA 91321

Sale Price:	\$9,100,000	Price/SF:	\$315.03
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1976
COE:	05/13/2026	Number Of Units:	30
Price/Unit:	\$303,333	Total SF:	28,886 SF

SALES COMPS

24802 & 24806 Walnut Street



B The Elms Apartments
24966 Walnut St, Newhall, CA 91321

Sale Price:	\$1,825,000	Price/SF:	\$282.60
Property Type:	Multifamily	GRM:	11.24
Cap Rate:	5.42%	Year Built:	1962
COE:	09/25/2025	Number Of Units:	9
Price/Unit:	\$202,778	Total SF:	6,458 SF



C 22710 8th Street
22710 8th St, Santa Clarita, CA 91321

Sale Price:	\$6,400,000	Price/SF:	\$319.80
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1985
COE:	05/14/2025	Number Of Units:	22
Price/Unit:	\$290,909	Total SF:	20,012 SF

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Market Overview

- Submarket Overview
- Market Overview
- Research
- Demographics

SUBMARKET OVERVIEW

24802 & 24806 Walnut Street



SANTA CLARITA, CALIFORNIA

Santa Clarita is one of Southern California's premier suburban communities, located approximately 35 miles north of Downtown Los Angeles in northern Los Angeles County. Home to approximately 229,000 residents, the city has become one of the region's most desirable residential markets, offering an exceptional quality of life, highly rated schools, and convenient access to the greater Los Angeles metropolitan area. For multifamily investors, Santa Clarita benefits from strong housing demand driven by its family-oriented neighborhoods, limited housing supply, and proximity to major employment centers throughout Los Angeles County. The city is renowned for its outdoor recreation and entertainment amenities, including Six Flags Magic Mountain, Six Flags Hurricane Harbor, Vasquez Rocks Natural Area Park, William S. Hart Park, and more than 11,000 acres of open space, parks, and trails.

Santa Clarita's economy is anchored by a diverse mix of healthcare, education, entertainment, logistics, tourism, and professional services. Major employers include Six Flags Magic Mountain, Henry Mayo Newhall Hospital, William S. Hart Union High School District, Princess Cruises, The Master's University, Amazon, and numerous film and television production companies that utilize the Santa Clarita Valley as one of Southern California's premier filming locations. The city's strategic location along Interstate 5 provides convenient access to Downtown Los Angeles, the San Fernando Valley, and major employment hubs throughout Southern California, supporting a strong commuter population and sustained rental demand. Supported by exceptional demographics, high quality of life, and long-term population stability, Santa Clarita remains an attractive destination for multifamily investment.

HIGHLIGHTS

- Premier Los Angeles County Suburban Community With Strong Long-Term Multifamily Demand
- Diverse Employment Base Anchored by Healthcare, Education, Entertainment, Logistics, and Film Production
- Home to Six Flags Magic Mountain, Henry Mayo Newhall Hospital, and Numerous Major Regional Employers
- Exceptional Quality of Life Featuring Top-Rated Schools, Extensive Parks and Trails, and Convenient Access to Downtown Los Angeles

MARKET OVERVIEW

24802 & 24806 Walnut Street

LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean, and on the south by Orange County. The area is home to nearly 10 million residents and is the largest metropolitan area in the country. A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro. The city of Los Angeles accounts for about 3.8 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

METRO HIGHLIGHTS



ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.



PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain.



WORLD PROMINENCE

Los Angeles will host the 2028 Summer Olympic and Paralympic games. The games are serving as a catalyst for infrastructure improvements and will introduce numerous new tourists to the market.

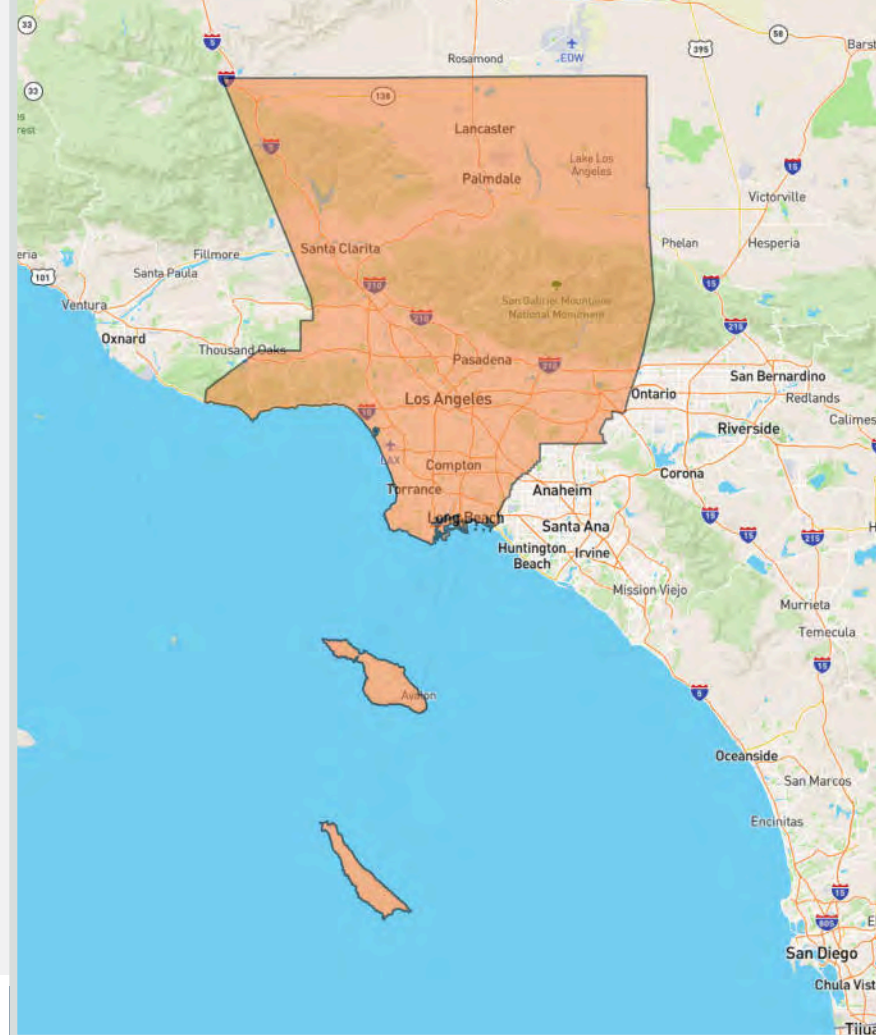


RESEARCH

24802 & 24806 Walnut Street

TRANSPORTATION

- The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets.
- Various interstate routes make the area accessible nationwide, a list that includes interstates 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light rail network provides increased access to in-town travel.
- LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates port activity, as it connects the two local ports to the transcontinental rail network east of downtown.



\$10+

*Billion in U.S.
customs revenues
and taxes.*



4

*Commercial
airports in the
county.*



150

*Miles to the Mexican
border.*



MORE THAN

15.6 M

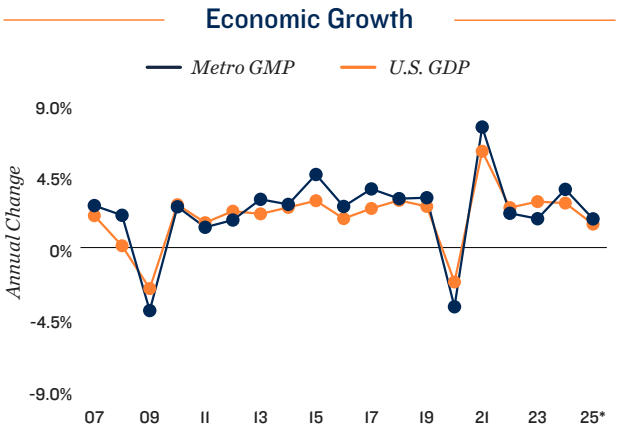
TEU containers are shipped through the ports of Los Angeles and Long Beach Annually, ranking them first and second in the nation.

RESEARCH

24802 & 24806 Walnut Street

ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The gross metropolitan product is expected to grow at a pace faster than the United States in 2025
- Fortune 500 companies headquartered in the metro include Walt Disney, Molina Healthcare, Edison International, Live Nation and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman and Raytheon Technologies Corp.
- The upcoming 2028 Olympic Games are expected to lead to the creation through both direct and indirect channels of thousands of jobs.
- Its two ports make the metro a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Northrop Grumman Corp.
- The Boeing Co.
- Kroger Co.
- Cedars-Sinai Medical Center
- University of California, Los Angeles
- Target Corp.
- Amazon
- Home Depot
- Providence Health & Services

RESEARCH

24802 & 24806 Walnut Street

DEMOGRAPHICS

- A population approaching 10 million people makes Los Angeles County the most populous metropolitan area in the United States.
- About 90,000 new residents are expected through 2029 — a dynamic that will positively impact the local economy and commercial real estate sector.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate of 46 percent, which is well below the national level.
- Approximately 35 percent of residents ages 25 and older have attained at least a bachelor's degree. Close to 13 percent also hold a graduate or professional degree.

QUICK FACTS

POPULATION

9.8M

2024-2029* Growth: 0.9%

HOUSEHOLDS

3.5M

2024-2029* Growth: 1.4%

MEDIAN AGE

38

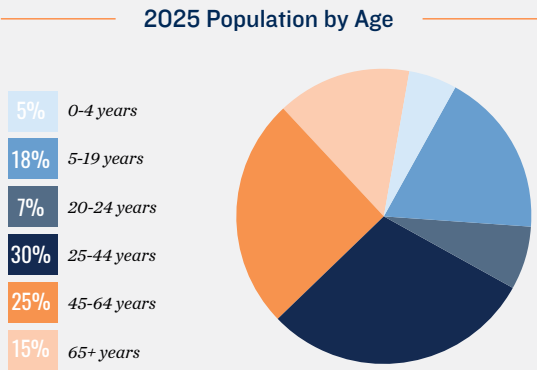
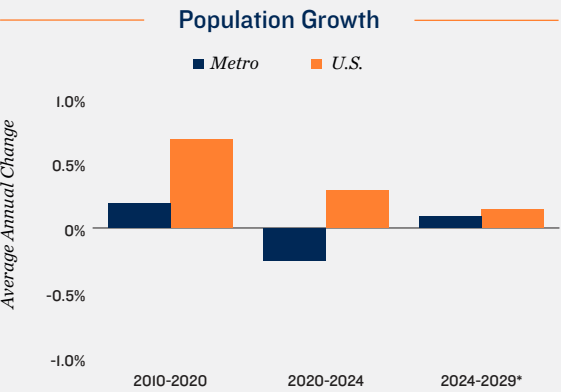
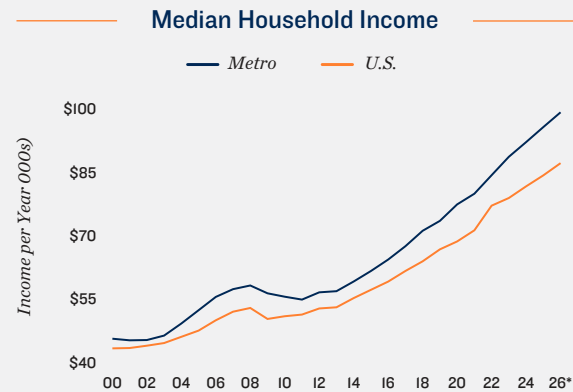
U.S. Median: 39

MEDIAN HOUSEHOLD INCOME

\$91,000

U.S. Median: \$76,000

* Forecast



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

RESEARCH

24802 & 24806 Walnut Street

QUALITY OF LIFE

Los Angeles County enjoys pleasant weather with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is moderate most years. During winter and early spring, it's possible to swim in the ocean and ski on the mountains during the same day.

There are almost 60 institutes of higher learning in the county, including one campus for the University of California and six California State University campuses. Private institutions such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

A number of professional and college sports teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, the Huntington Library, the Museum of Art and the Natural History Museum of Los Angeles County.

\$916,000

Median
Home Price



100+

Museums



81

Miles of Shoreline



SPORTS

- Baseball | **MLB** | Los Angeles Dodgers
- Football | **NFL** | Los Angeles Rams
- Basketball | **NBA** | Los Angeles Lakers
- Hockey | **NHL** | Los Angeles Kings
- Soccer | **MLS** | Los Angeles Galaxy
- Basketball | **NBA** | Los Angeles Clippers
- Football | **NFL** | Los Angeles Chargers
- Soccer | **MLS** | Los Angeles FC



EDUCATION

- University of California, Los Angeles
- University of Southern California
- California Institute of Technology
- Loyola Marymount University
- California State University, Los Angeles
- California State University, Northridge



ARTS & ENTERTAINMENT

- Los Angeles Zoo & Botanical Gardens
- Los Angeles County Museum of Art
- Natural History Museum of Los Angeles County

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS

24802 & 24806 Walnut Street

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	14,112	72,459	182,275
2025 Estimate			
Total Population	13,900	71,174	178,110
2020 Census			
Total Population	14,551	70,801	175,720
2010 Census			
Total Population	14,787	68,795	165,803
Daytime Population			
2025 Estimate	16,166	77,522	156,102
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	4,639	26,307	64,715
2025 Estimate			
Total Households	4,584	25,849	63,218
Average (Mean) Household Size	3.1	2.8	2.9
2020 Census			
Total Households	4,486	24,997	60,410
2010 Census			
Total Households	4,515	23,853	56,081
Growth 2025-2030	1.2%	1.8%	2.4%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	4,762	27,169	66,547
2025 Estimate	4,707	26,695	65,005
Owner Occupied	2,171	15,992	42,955
Renter Occupied	2,425	9,765	20,259
Vacant	122	845	1,787
Persons in Units			
2025 Estimate Total Occupied Units	4,584	25,849	63,218
1 Person Units	20.3%	21.8%	19.5%
2 Person Units	26.1%	30.9%	30.7%
3 Person Units	18.0%	18.4%	19.2%
4 Person Units	18.2%	17.0%	18.5%
5 Person Units	10.4%	7.3%	7.6%
6+ Person Units	7.1%	4.6%	4.6%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	14.6%	22.8%	22.6%
\$150,000-\$199,999	9.3%	12.6%	14.0%
\$100,000-\$149,999	17.1%	20.3%	21.5%
\$75,000-\$99,999	14.7%	12.4%	12.1%
\$50,000-\$74,999	12.8%	10.7%	10.8%
\$35,000-\$49,999	11.5%	7.5%	6.6%
\$25,000-\$34,999	8.1%	4.7%	4.2%
\$15,000-\$24,999	6.0%	4.6%	4.0%
Under \$15,000	5.9%	4.6%	4.2%
Average Household Income	\$112,262	\$143,690	\$148,135
Median Household Income	\$85,722	\$116,600	\$123,426
Per Capita Income	\$38,253	\$52,311	\$52,336
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	13,900	71,174	178,110
Under 20	28.0%	23.8%	24.7%
20 to 34 Years	20.8%	19.1%	18.3%
35 to 39 Years	7.1%	6.5%	6.7%
40 to 49 Years	12.4%	13.3%	13.9%
50 to 64 Years	17.6%	20.5%	21.0%
Age 65+	14.0%	16.9%	15.3%
Median Age	37.0	40.0	40.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	9,096	49,708	123,435
Elementary (0-8)	12.2%	5.1%	4.4%
Some High School (9-11)	9.6%	5.0%	4.6%
High School Graduate (12)	23.6%	17.6%	17.4%
Some College (13-15)	18.5%	22.1%	23.0%
Associate Degree Only	8.6%	9.3%	10.4%
Bachelor's Degree Only	19.7%	26.9%	26.4%
Graduate Degree	7.7%	14.1%	13.7%
Population by Gender			
2025 Estimate Total Population	13,900	71,174	178,110
Male Population	50.3%	49.3%	49.3%
Female Population	49.7%	50.7%	50.7%

DEMOGRAPHICS

24802 & 24806 Walnut Street



POPULATION

In 2025, the population in your selected geography is 178,110. The population has changed by 7.42 percent since 2010. It is estimated that the population in your area will be 182,275 five years from now, which represents a change of 2.3 percent from the current year. The current population is 49.3 percent male and 50.7 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,267 people per square mile.



HOUSEHOLDS

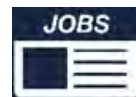
There are currently 63,218 households in your selected geography. The number of households has changed by 12.73 percent since 2010. It is estimated that the number of households in your area will be 64,715 five years from now, which represents a change of 2.4 percent from the current year. The average household size in your area is 2.9 people.



INCOME

In 2025, the median household income for your selected geography is \$123,426, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 44.93 percent since 2010. It is estimated that the median household income in your area will be \$143,755 five years from now, which represents a change of 16.5 percent from the current year.

The current year per capita income in your area is \$52,336, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$148,135, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 89,682 people in your selected area were employed. The 2010 Census revealed that 66.9 of employees are in white-collar occupations in this geography, and 15 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 36.00 minutes.



HOUSING

The median housing value in your area was \$754,853 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 38,570.00 owner-occupied housing units and 17,512.00 renter-occupied housing units in your area.



EDUCATION

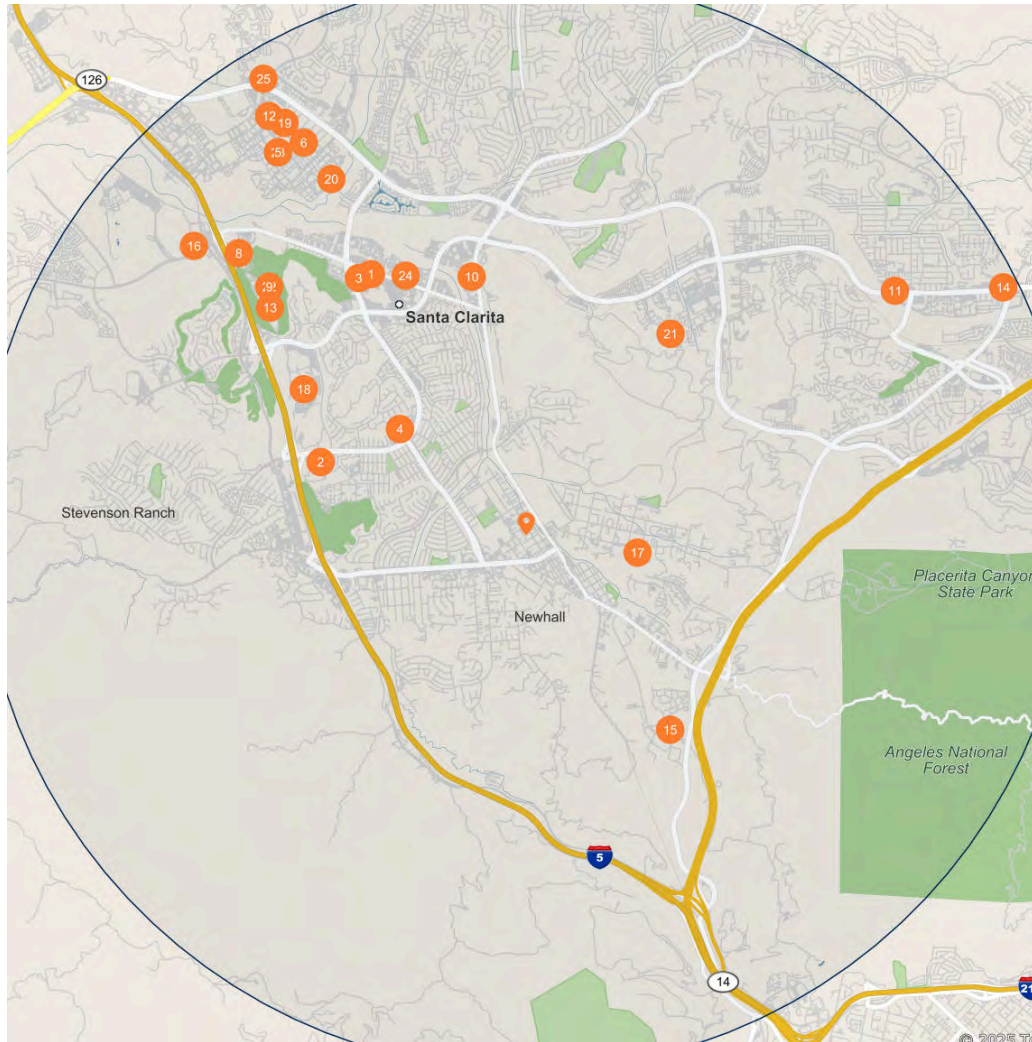
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 38.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.4 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 16.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.3 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 24.4 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHICS

24802 & 24806 Walnut Street



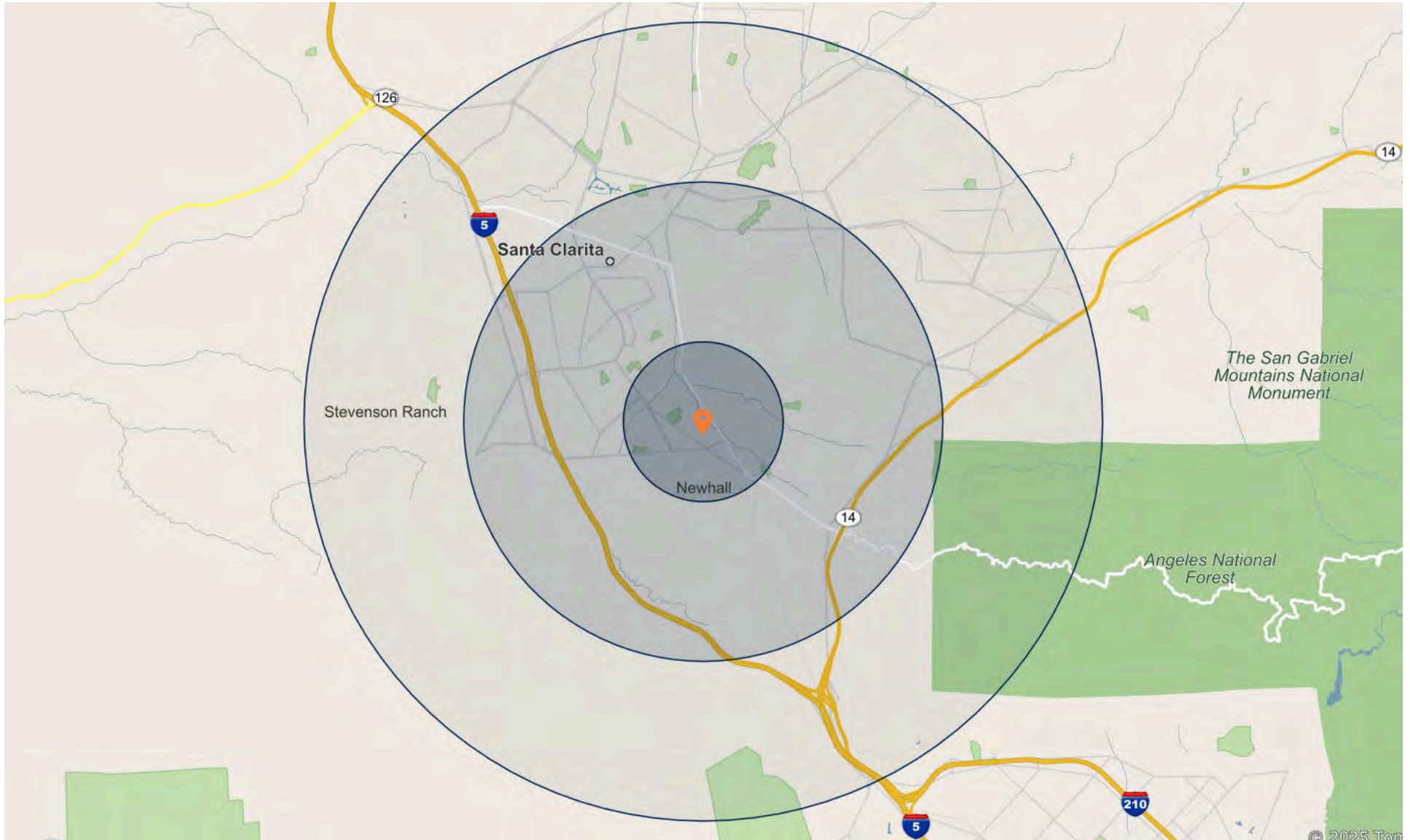
Major Employers

Employees

1	Princess Cruise Lines Ltd-	8,587
2	California Institute of Arts-	2,021
3	Princess Cruise Lines Ltd-Princess Cruises	2,000
4	Henry Mayo Nwhall Mem Hlth Fnd-HENRYMAYO NEWHALL MEMORIAL HOS	1,500
5	Falcon Aerospace Holdings LLC-Wesco Aircraft	1,250
6	Princess Cruise Lines Ltd-Princess Cruises	1,114
7	Henry Mayo Newhall Mem Hosp-	1,041
8	Global Building Services Inc-	908
9	Mercury Insurance Company-	880
10	Carpeteria Flooring Ctrs LLC-	764
11	Partnership Staffing Svcs Inc-Partnership Staffing Solutions	710
12	Woodward Hrt Inc-	650
13	Specialty Laboratories Inc-Quest Dgnstics Nchols Inst VIn	633
14	Vallarta Food Enterprises Inc-	612
15	Drinkpak LLC-	600
16	Scorpion Design LLC-Scorpion	582
17	Masters University & Seminary-Masters College	520
18	Santa Clrita Cmnty College Dst-CHANCELLORS OFFICE	501
19	Krg Technologies Inc-	490
20	CBS Studios Inc-Csi Vegas	469
21	William S Hart Un High Schl Ds-	466
22	Califrnia Rsrces Elk Hills LLC-	400
23	Wesco Aircraft Hardware Corp-Incora	400
24	Magic Acquisition Corp-Autonation Ford Valencia	350
25	Walmart Inc-Walmart	330

DEMOGRAPHICS

24802 & 24806 Walnut Street





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